First Security Bank

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Idaho Construction Report

Volume 38, Number 12

Dr. Kelly K. Matthews—Economist

December 1991

A surge in fourth-quarter construction value propelled Idaho's construction industry to a fourth consecutive record year. Shown below are annual total construction values and percentage changes for the 1988 - 1991 period.

1988	$577,883,860	40.5%
1989	$635,720,036	10.0%
1990	$771,416,953	21.3%
1991	$797,234,137	3.3%

Nevertheless, there is as yet little, if any, indication of overbuilding or excess supply in any segment of the construction industry. The 1992 outlook is for additional significant gains in residential construction, but only moderate commercial construction activity may edge total construction value slightly below the 1991 record.

Residential construction appears particularly healthy at the beginning of 1992. The average sales value in the Ada County Multiple Listing Service at $88,070 was up 8.3 percent. The housing component of the Boise-Area CPI (primarily multi-family rental rates) rose 7.7 percent in 1991. Idaho's gross mortgage delinquency rate in September 1991 was 4.6 percent compared with a 6.3-percent Mountain States average. Mortgage rates near 8½ percent have created a huge mortgage refinancing and home-buying opportunity.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations for the twelve months of 1991 was $797,234,137, or 3.3 percent higher than the 1990 annual total. *NEW RESIDENTIAL CONSTRUCTION* for 6,173 new dwelling units totaled $429,911,250, an increase of 9.1 percent in number and a gain of 10.5 percent in value compared with the 1990 cumulative. Included in the total residential permits were 4,276 single-family, 984 multi-family, and 913 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* with a valuation of $189,078,039 declined 2.1 percent from 1990, while *ALTERATIONS AND REPAIRS* totaling $178,244,848 also dropped 5.7 percent.

TOTAL CONSTRUCTION VALUE for building permit construction in December was $61,815,017, or 53.4 percent above December 1990. *NEW RESIDENTIAL CONSTRUCTION* for 459 new dwelling units totaled $28,677,600, up 75.2 percent in number and rising 47.5 percent in value compared with December 1990. Included in December's total residential permits were 264 single-family, 139 multi-family, and 56 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* expanded 71.3 percent from the prior year to $23,321,013, while *ALTERATIONS AND REPAIRS* totaling $9,816,404 increased 35.7 percent.

Building Permit Construction Summary

	December	% Chg	Twelve Months	% Chg
Total New Dwelling Units	459	+ 75.2	6,173	+ 9.1
Single-Family	264	+ 26.3	4,276	+ 14.9
Multi-Family	139	+286.1	984	- 14.4
Mobile Homes	56	+229.4	913	+ 15.6
Total Residential Value	$ 28,677,600	+ 47.5	$ 429,911,250	+ 10.5
Single-Family	23,090,385	+ 29.5	383,456,087	+ 14.0
Multi-Family	5,104,474	+262.2	38,502,092	- 18.6
Mobile Homes	482,741	+142.2	7,953,071	+ 43.0
Nonresidential Value	23,321,013	+ 71.3	189,078,039	- 2.1
Alterations & Repair Value	9,816,404	+ 35.7	178,244,848	- 5.7
TOTAL CONSTRUCTION VALUE	**$ 61,815,017**	**+ 53.4**	**$ 797,234,137**	**+ 3.3**

IDAHO CONSTRUCTION REPORT

DECEMBER 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	$0	$150,000	$6,500	$156,500
Coeur d'Alene	38	42	2,029,888	600,000	375,661	3,005,549
Kootenai County Un	32	63	1,752,079	654,771	126,818	2,533,668
Craigmont	1	2	4,000	0	1,200	5,200
Grangeville	1	6	90,962	4,216	27,970	123,148
Lewiston	6	48	356,560	377,659	457,583	1,191,802
Nez Perce County Un	0	4	0	7,738,519	6,804	7,745,323
Moscow	2	14	213,000	0	74,153	287,153
Latah County Un	4	7	58,000	1,500	11,499	70,999
Orofino			NO PERMITS ISSUED			0
Osburn	0	3	0	0	13,885	13,885
Sandpoint	3	10	51,500	0	21,000	72,500
St. Maries			NO PERMITS ISSUED			0
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	87	202	$4,555,989	$9,526,665	$1,123,073	$15,205,727
Boise City	129	1,330	$10,314,780	$9,480,031	$4,628,775	$24,423,586
Meridian	79	49	4,192,529	1,247,308	50,658	5,490,495
Ada County Un	25	102	1,563,142	175,679	1,345,808	3,084,629
Caldwell	3	11	161,140	276,400	88,648	526,188
Canyon County Un	22	43	1,140,748	103,402	806,347	2,050,497
Nampa	18	39	796,890	395,145	262,210	1,454,245
Emmett	6	24	373,239	0	311,077	684,316
Gooding	0	3	0	46,770	31,000	77,770
Hailey	1	2	74,150	8,000	0	82,150
Ketchum	0	7	0	1,339,500	34,081	1,373,581
Sun Valley	0	3	0	0	8,000	8,000
Blaine County Un	1	1	203,000	0	0	203,000
Jerome	0	3	0	98,560	1,125	99,685
Mountain Home	1	7	74,732	0	51,537	126,269
Payette	1	2	50,000	0	9,200	59,200
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	14	31	836,345	164,623	210,851	1,211,819
Twin Falls County Un	4	8	170,906	17,000	20,962	208,868
Weiser			NO PERMITS ISSUED			0
TOTAL SOUTHWESTERN	304	1,665	$19,951,601	$13,352,418	$7,860,279	$41,164,298
Blackfoot	2	4	$102,500	$0	$19,975	$122,475
Bingham County Un	8	12	331,500	46,000	0	377,500
Idaho Falls	27	51	1,817,890	262,890	536,591	2,617,371
Ammon	2	2	161,648	0	0	161,648
Bonneville County Un	4	10	142,610	121,800	2,000	266,410
Rexburg			NO PERMITS ISSUED			0
Rigby	0	1	0	0	1,500	1,500
Jefferson County Un	6	10	440,000	4,000	1,500	445,500
Salmon	0	2	0	0	19,134	19,134
Lemhi County Un	0	3	0	0	16,000	16,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	49	95	$2,996,148	$434,690	$596,700	$4,027,538
American Falls	0	1	$0	$4,000	$0	$4,000
Power County Un	1	2	75,000	0	10,000	85,000
Burley	0	1	0	0	9,000	9,000
Chubbuck	3	4	255,000	0	700	255,700
Montpelier	0	1	0	0	20,000	20,000
Pocatello	11	12	677,630	3,240	115,872	796,742
Bannock County Un	0	1	0	0	32,000	32,000
Preston			NO PERMITS ISSUED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	2	8	40,400	0	31,580	71,980
Minidoka County Un	2	6	125,832	0	17,200	143,032
Soda Springs			NO PERMITS ISSUED			0
TOTAL SOUTHEASTERN	19	36	$1,173,862	$7,240	$236,352	$1,417,454
TOTAL 56 LOCATIONS	459	1,998	$28,677,600	$23,321,013	$9,816,404	$61,815,017

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

TWELVE MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	34	$176,000	$285,000	$205,107	$666,107
Coeur d'Alene	316	840	20,280,647	15,886,788	7,580,899	43,748,334
Kootenai County Un	488	1,166	31,164,585	10,846,704	2,893,921	44,905,210
Craigmont	2	13	43,900	11,000	33,220	88,120
Grangeville	4	108	339,692	158,450	632,247	1,130,389
Lewiston	87	945	6,617,859	3,337,796	9,398,597	19,354,252
Nez Perce County Un	22	104	1,841,408	21,263,785	679,703	23,784,896
Moscow	61	366	4,398,474	0	2,206,324	6,604,798
Latah County Un	65	150	2,451,638	827,758	653,373	3,932,769
Orofino	4	139	175,000	12,000	562,678	749,678
Osburn	0	69	0	142,066	189,633	331,699
Sandpoint	45	160	2,134,098	932,400	1,461,383	4,527,881
St. Maries	10	90	171,900	123,439	390,401	685,740
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	1,107	4,184	$69,795,201	$53,827,186	$26,887,486	$150,509,873
Boise City	1,497	15,797	$112,341,256	$41,945,323	$84,858,341	$239,144,920
Meridian	485	752	30,697,882	8,822,792	1,860,083	41,380,757
Ada County Un	555	1,491	44,963,169	4,127,643	8,216,201	57,307,013
Caldwell	47	169	2,281,901	4,180,159	2,223,727	8,685,787
Canyon County Un	386	662	23,435,574	6,011,528	3,665,580	33,112,682
Nampa	246	698	14,764,749	4,289,637	5,143,280	24,197,666
Emmett	46	388	3,643,236	566,846	2,449,932	6,660,014
Gooding	6	22	213,037	62,770	169,610	445,417
Hailey	100	244	8,189,653	1,624,045	1,159,210	10,972,908
Ketchum	28	136	8,117,000	3,913,500	3,602,783	15,633,283
Sun Valley	13	99	4,646,500	13,000	2,659,330	7,318,830
Blaine County Un	77	162	18,155,763	1,369,782	2,561,100	22,086,645
Jerome	6	78	331,781	135,860	614,878	1,082,519
Mountain Home	22	143	914,132	27,000	492,496	1,433,628
Payette	20	58	707,070	3,807,033	889,063	5,403,166
Shoshone	6	13	237,000	59,000	16,945	312,945
Twin Falls City	151	489	11,549,211	16,223,809	6,785,981	34,559,001
Twin Falls County Un	61	133	1,960,817	146,477	928,626	3,035,920
Weiser	2	52	95,000	311,140	173,248	579,388
TOTAL SOUTHWESTERN	3,754	21,586	$287,244,731	$97,637,344	$128,470,414	$513,352,489
Blackfoot	14	61	$931,500	$525,675	$602,275	$2,059,450
Bingham County Un	136	226	5,242,772	1,159,655	1,038,880	7,441,307
Idaho Falls	356	1,042	24,944,045	8,349,623	8,850,786	42,144,454
Ammon	26	59	2,235,973	10,945,033	352,095	13,533,101
Bonneville County Un	163	341	9,807,204	3,543,692	1,251,089	14,601,985
Rexburg	135	71	4,702,881	299,689	961,525	5,964,095
Rigby	8	29	449,300	68,900	288,900	807,100
Jefferson County Un	112	265	4,772,771	1,768,904	1,278,900	7,820,575
Salmon	17	63	30,000	1,000	1,049,630	1,080,630
Lemhi County Un	50	136	898,549	302,050	541,404	1,742,003
St. Anthony	2	38	85,000	0	210,325	295,325
TOTAL EASTERN	1,019	2,331	$54,099,995	$26,964,221	$16,425,809	$97,490,025
American Falls	12	34	$378,000	$122,000	$112,500	$612,500
Power County Un	18	46	774,500	590,500	69,000	1,434,000
Burley	12	51	802,100	566,600	276,300	1,645,000
Chubbuck	20	69	1,225,381	2,226,435	956,389	4,408,205
Montpelier	1	62	57,000	280,000	221,043	558,043
Pocatello	122	432	9,579,229	3,818,857	2,850,160	16,248,246
Bannock County Un	37	109	2,794,751	286,227	536,603	3,617,581
Preston	10	27	685,460	564,466	86,500	1,336,426
Franklin County Un	6	7	248,000	0	500	248,500
Rupert	11	114	402,750	126,360	539,405	1,068,515
Minidoka County Un	41	143	1,672,112	1,997,843	601,029	4,270,984
Soda Springs	3	47	152,740	70,000	211,710	433,750
TOTAL SOUTHEASTERN	293	1,141	$18,771,323	$10,649,288	$6,461,139	$35,881,750
TOTAL 56 LOCATIONS	6,173	29,242	$429,911,250	$189,078,039	$178,244,848	$797,234,137

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IDAHO CONSTRUCTION REPORT

DECEMBER 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	1	$32,000	$0	$0	$32,000
Coeur d'Alene	3	21	241,776	3,099,114	159,489	3,500,379
Kootenai County Un	14	32	692,034	158,530	109,570	960,134
Craigmont	0	1	0	0	720	720
Grangeville	0	4	0	0	108,200	108,200
Lewiston	4	40	353,076	0	180,847	533,923
Nez Perce County Un	0	3	0	401,000	27,000	428,000
Moscow	0	6	0	0	30,668	30,668
Latah County Un	1	6	76,844		73,776	150,620
Orofino	0	4	0	0	2,000	2,000
Osburn			NO PERMITS ISSUED			0
Sandpoint	2	6	133,000	4,972	3,000	140,972
St. Maries			NO PERMITS ISSUED			0
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	25	124	$1,528,730	$3,663,616	$695,270	$5,887,616
Boise City	100	1,127	$6,964,573	$1,685,000	$4,178,939	$12,828,512
Meridian	27	42	1,700,566	2,487,588	1,037,205	5,225,359
Ada County Un	32	77	2,854,618	53,984	224,359	3,132,961
Caldwell	4	13	312,163	4,099,919	74,800	4,486,882
Canyon County Un	7	21	323,737	84,000	99,934	507,671
Nampa	10	21	605,107	75,000	93,026	773,133
Emmett	0	4	0	0	2,450	2,450
Gooding	0	2	0	666,619	0	666,619
Hailey	1	10	90,000	11,075	30,000	131,075
Ketchum			NO PERMITS ISSUED			0
Sun Valley	1	5	214,000	0	18,100	232,100
Blaine County Un	8	9	2,138,000	0	30,000	2,168,000
Jerome	1	3	1,000	0	7,428	8,428
Mountain Home	0	2	0	8,000	10,000	18,000
Payette	0	1	0	500	0	500
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	6	24	424,000	222,563	113,290	759,853
Twin Falls County Un	0	2	0	0	12,768	12,768
Weiser	0	5	0	0	47,595	47,595
TOTAL SOUTHWESTERN	197	1,368	$15,627,764	$9,394,248	$5,979,894	$31,001,906
Blackfoot	1	1	$53,000	$0	$0	$53,000
Bingham County Un	3	6	160,000	300	4,100	164,400
Idaho Falls	15	28	901,350	84,920	60,324	1,046,594
Ammon	2	2	147,244	0	0	147,244
Bonneville County Un	6	9	253,350	22,320	0	275,670
Rexburg			NO PERMITS ISSUED			0
Rigby	0	1	0	0	600	600
Jefferson County Un	1	3	130,000	600	10,000	140,600
Salmon	0	1	0	0	8,500	8,500
Lemhi County Un	2	6	0	13,000	29,500	42,500
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	30	57	$1,644,944	$121,140	$113,024	$1,879,108
American Falls	1	2	$7,500	$5,000	$0	$12,500
Power County Un	1	6	8,000	19,500	75,000	102,500
Burley	1	4	100,000	172,410	126,896	399,306
Chubbuck	0	1	0	0	300	300
Montpelier			NO PERMITS ISSUED			0
Pocatello	4	14	313,000	212,000	169,750	694,750
Bannock County Un	1	3	50,000	0	15,308	65,308
Preston	0	1	0	0	2,000	2,000
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	3	114,110	0	33,127	147,237
Minidoka County Un	1	2	50,268	3,024	0	53,292
Soda Springs	0	3	0	24,000	25,200	49,200
TOTAL SOUTHEASTERN	10	39	$642,878	$435,934	$447,581	$1,526,393
TOTAL 56 LOCATIONS	262	1,588	$19,444,316	$13,614,938	$7,235,769	$40,295,023

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IDAHO CONSTRUCTION REPORT

TWELVE MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	4	19	$220,000	$0	$100,390	$320,390
Coeur d'Alene	130	540	9,193,607	17,540,830	4,501,401	31,235,838
Kootenai County Un	382	917	20,123,357	7,020,374	3,348,785	30,492,516
Craigmont	0	18	0	17,500	33,825	51,325
Grangeville	37	112	1,588,292	971,061	443,036	3,002,389
Lewiston	71	963	5,182,166	1,579,837	5,054,746	11,816,749
Nez Perce County Un	15	122	1,009,538	5,097,557	1,139,126	7,246,221
Moscow	56	372	5,069,536	34,700	7,631,333	12,735,569
Latah County Un	49	165	1,736,484	184,566	1,185,835	3,106,885
Orofino	6	134	211,000	35,000	495,159	741,159
Osburn	11	71	350	108,941	160,971	270,262
Sandpoint	137	142	3,852,059	5,570,762	672,266	10,095,087
St. Maries	2	122	83,878	646,191	607,808	1,337,877
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	900	3,705	$48,270,267	$38,813,349	$25,440,781	$112,524,397
Boise City	1,763	15,012	$112,886,191	$56,361,776	$95,982,569	$265,230,536
Meridian	308	518	19,399,742	5,572,184	3,607,582	28,579,508
Ada County Un	463	1,198	35,340,497	5,928,282	5,114,126	46,382,905
Caldwell	81	175	2,932,694	12,676,278	1,475,030	17,084,002
Canyon County Un	268	498	14,747,246	3,152,763	2,001,239	19,901,248
Nampa	171	573	9,846,133	2,670,163	3,829,200	16,345,496
Emmett	16	253	1,102,836	44,000	1,051,865	2,198,701
Gooding	1	25	77,000	839,419	190,673	1,107,092
Hailey	129	193	9,890,701	1,344,635	878,160	12,113,496
Ketchum	64	152	16,230,155	6,214,000	4,040,938	26,485,093
Sun Valley	60	151	17,482,000	189,000	2,332,800	20,003,800
Blaine County Un	132	202	29,145,991	606,025	2,825,560	32,577,576
Jerome	10	60	80,292	82,683	115,516	278,491
Mountain Home	21	143	1,007,226	306,811	614,464	1,928,501
Payette	7	36	150,000	72,600	728,349	950,949
Shoshone	1	11	0	6,700	110,300	117,000
Twin Falls City	115	434	8,370,689	6,254,472	7,315,863	21,941,024
Twin Falls County Un	87	113	2,336,877	278,651	537,868	3,153,396
Weiser	12	138	379,950	891,490	834,566	2,106,006
TOTAL SOUTHWESTERN	3,709	19,885	$281,406,220	$103,491,932	$133,586,668	$518,484,820
Blackfoot	6	66	$412,000	$1,335,700	$495,589	$2,243,289
Bingham County Un	115	230	4,329,050	7,508,500	1,333,021	13,170,571
Idaho Falls	350	898	25,747,100	17,525,563	8,925,687	52,198,350
Ammon	11	42	1,003,548	100,727	148,486	1,252,761
Bonneville County Un	149	352	7,265,832	3,307,791	1,171,561	11,745,184
Rexburg	17	48	1,196,700	2,613,415	193,940	4,004,055
Rigby	5	25	383,000	316,250	30,200	729,450
Jefferson County Un	102	243	3,710,409	4,532,301	1,179,450	9,422,160
Salmon	17	64	324,600	37,500	432,814	794,914
Lemhi County Un	50	126	1,577,002	226,076	429,998	2,233,076
St. Anthony	1	22	10,000	150,000	349,500	509,500
TOTAL EASTERN	823	2,116	$45,959,241	$37,653,823	$14,690,246	$98,303,310
American Falls	6	46	$210,500	$137,600	$930,080	$1,278,180
Power County Un	10	44	542,800	805,700	196,100	1,544,600
Burley	12	58	1,103,454	3,891,830	272,846	5,268,130
Chubbuck	12	52	730,781	72,132	318,934	1,121,847
Montpelier	0	40	0	32,600	21,502	54,102
Pocatello	91	440	6,633,227	2,455,788	11,408,026	20,497,041
Bannock County Un	24	73	1,251,952	281,453	592,389	2,125,794
Preston	9	26	878,596	1,589,540	44,500	2,512,636
Franklin County Un	8	9	375,000	0	10,000	385,000
Rupert	7	85	269,658	763,949	559,106	1,592,713
Minidoka County Un	43	153	1,215,300	3,066,820	838,240	5,120,360
Soda Springs	6	41	381,980	56,460	165,583	604,023
TOTAL SOUTHEASTERN	228	1,067	$13,993,248	$13,153,872	$15,357,306	$42,104,426
TOTAL 56 LOCATIONS	5,660	26,773	$389,228,976	$193,112,976	$189,075,001	$771,416,953

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

DECEMBER 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	11	890,210	27	1,139,678	0	0
Kootenai County Un	16	1,752,079	0	0	16	0
Craigmont	0	0	0	0	1	4,000
Grangeville	1	90,962	0	0	0	0
Lewiston	3	260,760	0	0	3	95,800
Nez Perce Co Un			NO NEW	RESIDENTIAL		
Moscow	2	213,000	0	0	0	0
Latah County Un	1	58,000	0	0	3	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	1	50,000	0	0	2	1,500
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	**35**	**$3,315,011**	**27**	**$1,139,678**	**25**	**$101,300**
Boise City	79	$8,747,808	50	$1,566,972	0	$0
Meridian	35	2,571,701	44	1,620,828	0	0
Ada County Un	20	1,561,642	0	0	5	1,500
Caldwell	3	161,140	0	0	0	0
Canyon County Un	16	1,053,155	0	0	6	87,593
Nampa	9	569,654	4	218,436	5	8,800
Emmett	6	373,239	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	1	74,150	0	0	0	0
Ketchum			NO NEW	RESIDENTIAL		
Sun Valley			NO NEW	RESIDENTIAL		
Blaine County Un	1	203,000	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	1	74,732	0	0	0	0
Payette	1	50,000	0	0	0	0
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	5	482,425	8	323,920	1	30,000
Twin Falls County Un	2	164,758	0	0	2	6,148
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	**179**	**$16,087,404**	**106**	**$3,730,156**	**19**	**$134,041**
Blackfoot	2	$102,500	0	$0	0	$0
Bingham County Un	3	205,000	0	0	5	126,500
Idaho Falls	25	1,806,390	0	0	2	11,500
Ammon	2	161,648	0	0	0	0
Bonneville County Un	2	129,610	0	0	2	13,000
Rexburg			NO NEW	RESIDENTIAL		
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	5	384,000	0	0	1	56,000
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un			NO NEW	RESIDENTIAL		
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	**39**	**$2,789,148**	**0**	**$0**	**10**	**$207,000**
American Falls			NO NEW	RESIDENTIAL		
Power County Un	1	75,000	0	0	0	0
Burley			NO NEW	RESIDENTIAL		
Chubbuck	3	255,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	5	442,990	6	234,640	0	0
Bannock County Un			NO NEW	RESIDENTIAL		
Preston			NO NEW	RESIDENTIAL		
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	0	0	0	0	2	40,400
Minidoka County Un	2	125,832	0	0	0	0
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	**11**	**$898,822**	**6**	**$234,640**	**2**	**$40,400**
TOTAL 56 LOCATIONS	**264**	**$23,090,385**	**139**	**$5,104,474**	**56**	**$482,741**

**Compiled by First Security Bank of Idaho, N.A.*

NEW RESIDENTIAL UNITS — TWELVE MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	3	$176,000	0	$0	0	$0
Coeur d'Alene	203	15,390,635	113	4,890,012	0	0
Kootenai County Un	301	30,239,119	12	925,466	175	0
Craigmont	0	0	0	0	2	43,900
Grangeville	4	339,692	0	0	0	0
Lewiston	59	4,972,396	8	967,402	20	678,061
Nez Perce Co Un	20	1,815,480	2	25,928	0	0
Moscow	45	3,906,517	16	491,957	0	0
Latah County Un	26	2,451,638	0	0	39	0
Orofino	3	175,000	0	0	1	0
Osburn	0	0	0	0	0	0
Sandpoint	27	2,065,648	2	25,000	16	43,450
St. Maries	0	0	0	0	10	171,900
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	691	$61,532,125	153	$7,325,765	263	$937,311
Boise City	996	$95,101,797	501	$17,239,459	0	$0
Meridian	397	28,146,078	52	2,016,203	36	535,601
Ada County Un	461	44,924,649	0	0	94	38,520
Caldwell	39	2,281,901	0	0	8	0
Canyon County Un	281	22,002,044	0	0	105	1,433,530
Nampa	195	13,294,277	28	1,457,872	23	12,600
Emmett	46	3,643,236	0	0	0	0
Gooding	2	136,037	2	71,000	2	6,000
Hailey	66	6,159,083	34	2,030,570	0	0
Ketchum	18	7,062,000	10	1,055,000	0	0
Sun Valley	13	4,646,500	0	0	0	0
Blaine County Un	74	18,138,163	0	0	3	17,600
Jerome	4	314,781	0	0	2	17,000
Mountain Home	17	914,132	0	0	5	0
Payette	10	513,470	8	180,500	2	13,100
Shoshone	2	57,000	0	0	4	180,000
Twin Falls City	109	9,900,550	30	1,609,764	12	38,897
Twin Falls County Un	28	1,954,669	0	0	33	6,148
Weiser	1	65,000	0	0	1	30,000
TOTAL SOUTHWESTERN	2,759	$259,255,367	665	$25,660,368	330	$2,328,996
Blackfoot	14	$931,500	0	$0	0	$0
Bingham County Un	60	3,945,768	0	0	76	1,297,004
Idaho Falls	308	23,249,220	31	1,536,520	17	158,305
Ammon	26	2,235,973	0	0	0	0
Bonneville County Un	105	8,691,613	2	100,000	56	1,015,591
Rexburg	8	1,058,082	127	3,644,799	0	0
Rigby	6	443,500	0	0	2	5,800
Jefferson County Un	48	3,642,707	0	0	64	1,130,064
Salmon	1	30,000	0	0	16	0
Lemhi County Un	23	897,049	0	0	27	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	599	$45,125,412	160	$5,281,319	260	$3,693,264
American Falls	3	$238,000	0	$0	9	$140,000
Power County Un	6	544,000	0	0	12	230,500
Burley	12	802,100	0	0	0	0
Chubbuck	16	1,213,581	0	0	4	11,800
Montpelier	1	57,000	0	0	0	0
Pocatello	116	9,344,589	6	234,640	0	0
Bannock County Un	32	2,646,351	0	0	5	148,400
Preston	10	685,460	0	0	0	0
Franklin County Un	6	248,000	0	0	0	0
Rupert	4	269,350	0	0	7	133,400
Minidoka County Un	18	1,342,712	0	0	23	329,400
Soda Springs	3	152,040	0	0	0	0
TOTAL SOUTHEASTERN	227	$17,543,183	6	$234,640	60	$993,500
TOTAL 56 LOCATIONS	4,276	$383,456,087	984	$38,502,092	913	$7,953,071

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NEW RESIDENTIAL UNITS

DECEMBER 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	1	$32,000
Coeur d'Alene	3	241,776	0	0	0	0
Kootenai County Un	8	560,116	2	131,918	4	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	3	321,076	0	0	1	32,000
Nez Perce Co Un			NO NEW	RESIDENTIAL		
Moscow			NO NEW	RESIDENTIAL		
Latah County Un	1	76,844	0	0	0	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	2	133,000	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	17	$1,332,812	2	$131,918	6	$64,000
Boise City	76	$6,251,695	24	$712,878	0	$0
Meridian	25	1,623,814	2	76,752	0	0
Ada County Un	31	2,854,318	0	0	1	300
Caldwell	4	312,163	0	0	0	0
Canyon County Un	5	319,237	0	0	2	4,500
Nampa	10	605,107	0	0	0	0
Emmett			NO NEW	RESIDENTIAL		
Gooding			NO NEW	RESIDENTIAL		
Hailey	1	90,000	0	0	0	0
Ketchum			NO NEW	RESIDENTIAL		
Sun Valley	1	214,000	0	0	0	0
Blaine County Un	8	2,138,000	0	0	0	0
Jerome	0	0	0	0	1	1,000
Mountain Home			NO NEW	RESIDENTIAL		
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	6	424,000	0	0	0	0
Twin Falls County Un			NO NEW	RESIDENTIAL		
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	167	$14,832,334	26	$789,630	4	$5,800
Blackfoot	1	$53,000	0	$0	0	$0
Bingham County Un	2	115,000	0	0	1	45,000
Idaho Falls	7	413,640	8	487,710	0	0
Ammon	2	147,244	0	0	0	0
Bonneville County Un	5	234,600	0	0	1	18,750
Rexburg			NO NEW	RESIDENTIAL		
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	1	130,000	0	0	0	0
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	0	0	0	0	2	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	18	$1,093,484	8	$487,710	4	$63,750
American Falls	0	$0	0	$0	1	$7,500
Power County Un	0	0	0	0	1	8,000
Burley	1	100,000	0	0	0	0
Chubbuck			NO NEW	RESIDENTIAL		
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	4	313,000	0	0	0	0
Bannock County Un	1	50,000	0	0	0	0
Preston			NO NEW	RESIDENTIAL		
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	1	114,110	0	0	0	0
Minidoka County Un	0	0	0	0	1	50,268
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	7	$577,110	0	$0	3	$65,768
TOTAL 56 LOCATIONS	209	$17,835,740	36	$1,409,258	17	$199,318

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NEW RESIDENTIAL UNITS — TWELVE MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	3	$188,000	0	$0	1	$32,000
Coeur d'Alene	113	8,520,363	17	673,244	0	0
Kootenai County Un	236	19,211,026	18	912,331	128	0
Craigmont	0	0	0	0	0	0
Grangeville	5	364,960	32	1,223,332	0	0
Lewiston	54	4,527,235	5	330,732	12	324,199
Nez Perce Co Un	15	1,009,538	0	0	0	0
Moscow	44	4,442,592	12	626,944	0	0
Latah County Un	19	1,718,584	0	0	30	17,900
Orofino	3	161,000	0	0	3	50,000
Osburn	0	0	0	0	11	350
Sandpoint	28	1,805,801	97	2,044,258	12	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	521	$42,026,977	181	$5,810,841	198	$432,449
Boise City	1,043	$91,430,487	720	$21,455,704	0	$0
Meridian	244	18,447,467	8	234,000	56	718,275
Ada County Un	389	35,317,997	0	0	74	22,500
Caldwell	42	2,347,410	34	585,284	5	0
Canyon County Un	168	13,770,870	0	0	100	976,376
Nampa	151	9,430,420	8	409,213	12	6,500
Emmett	16	1,102,836	0	0	0	0
Gooding	1	77,000	0	0	0	0
Hailey	85	7,861,036	44	2,029,665	0	0
Ketchum	32	9,426,155	32	6,804,000	0	0
Sun Valley	37	12,572,000	23	4,910,000	0	0
Blaine County Un	132	29,145,991	0	0	0	0
Jerome	1	51,292	0	0	9	29,000
Mountain Home	19	1,001,226	0	0	2	6,000
Payette	1	48,000	2	30,000	4	72,000
Shoshone	0	0	0	0	1	0
Twin Falls City	96	7,877,472	8	483,917	11	9,300
Twin Falls County Un	29	2,336,877	0	0	58	0
Weiser	3	158,950	0	0	9	221,000
TOTAL SOUTHWESTERN	2,489	$242,403,486	879	$36,941,783	341	$2,060,951
Blackfoot	5	$298,000	1	$114,000	0	$0
Bingham County Un	49	3,271,500	0	0	66	1,057,550
Idaho Falls	281	21,903,980	65	3,746,860	4	96,260
Ammon	11	1,003,548	0	0	0	0
Bonneville County Un	107	6,753,278	2	95,020	40	417,534
Rexburg	17	1,196,700	0	0	0	0
Rigby	5	383,000	0	0	0	0
Jefferson County Un	35	2,893,000	0	0	67	817,409
Salmon	2	175,800	6	148,800	9	0
Lemhi County Un	30	1,392,812	8	162,000	12	22,190
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	542	$39,271,618	82	$4,266,680	199	$2,420,943
American Falls	2	$176,000	0	$0	4	$34,500
Power County Un	4	486,000	0	0	6	56,800
Burley	10	983,454	2	120,000	0	0
Chubbuck	12	730,781	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	89	6,548,227	2	85,000	0	0
Bannock County Un	17	1,213,211	0	0	7	38,741
Preston	9	878,596	0	0	0	0
Franklin County Un	8	375,000	0	0	0	0
Rupert	3	240,358	0	0	4	29,300
Minidoka County Un	9	632,162	3	96,000	31	487,138
Soda Springs	6	381,980	0	0	0	0
TOTAL SOUTHEASTERN	169	$12,645,769	7	$301,000	52	$646,479
TOTAL 56 LOCATIONS	3,721	$336,347,850	1,149	$47,320,304	790	$5,560,822

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